



5.25AC Church Property For Sale

1093 Panola Rd, Stone Mountain, GA 30088

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PROPERTY OVERVIEW



Source: ATL MSA

PROPERTY OVERVIEW

UC Premiere Properties is pleased to present this **Prime Church Property with Development Potential**:

Exceptional opportunity to acquire a versatile church property on a highly visible 5.25-acre corner lot in Stone Mountain. The front building spans 4,348 sqft including a functional worship space with plenty of seating, 2 offices, 2 bathrooms, a large entryway, a sound room, and a basement for additional storage or use. A separate 792 sqft parsonage at the back features a 1-bedroom, 1-bathroom apartment, offering on-site living or rental income potential. Zoned R-100 with high visibility from South Stone Mountain Lithonia Rd (25,000 daily traffic count), Panola Rd, and Kind Rd, the property holds significant development potential. Just 4 miles from Stone Mountain Park and 3 miles from downtown Stone Mountain, this is a rare opportunity for a church group seeking their own space or a developer looking to build a new neighborhood.

INVESTMENT HIGHLIGHTS

- **SPACIOUS WORSHIP FACILITY:**
 - 4,348 sqft main building with a large seating area, 2 offices, 2 restrooms, a sound room, and a basement for extra storage.
- **SEPARATE PARSONAGE:**
 - 792 sqft back building with a 1-bedroom, 1-bathroom apartment, ideal for on-site living or additional rental income.
- **LARGE CORNER LOT WITH DEVELOPMENT POTENTIAL:**
 - 5.25 acres of R-100 zoned land offers the possibility for residential or mixed-use development.
- **MAJOR INTERSECTION- HIGH VISIBILITY:**
 - Positioned at a prominent corner with 25,000 daily traffic count on S Stone Mountain Lithonia Rd and excellent visibility from Panola Rd and Kind Rd.
- **STRATEGIC LOCATION:**
 - Just 4 miles from Stone Mountain Park and 3 miles from downtown Stone Mountain, providing easy access to amenities and local attractions.
- **EXTENSIVE FRONTAGE AND EASY ACCESS:**
 - Approximately 400 feet of frontage along Kind Rd provides excellent visibility and convenient accessibility for future development or church use.

PROPERTY OVERVIEW



PROPERTY SUMMARY

ADDRESS:	1093 Panola Rd, Stone Mountain, GA 30088
# OF BUILDINGS	2
LAND	5.25 AC
TOTAL SQFT	4,348(Main Building) + 792 (Back Building)
ZONING	R100 (DEKALB County)
PARCEL ID	16-034-09-009
SALES PRICE	Call





Some Potential Uses:

- Riding academies or stables
- Dwelling, single-family (detached)
- Home occupation, with customer contact (SP)
- Private kindergarten, elementary, middle or high schools (SP)
- Child day care facility - up to 6 (SP)
- Adult day care facility - up to 6 (SP)

POTENTIAL USES:

(Please See more:

https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH27ZO_ART2DIRE_27-2.5_DIVISION_5R-REMELODI)

PROPERTY
PHOTO



Source: ATL MSA



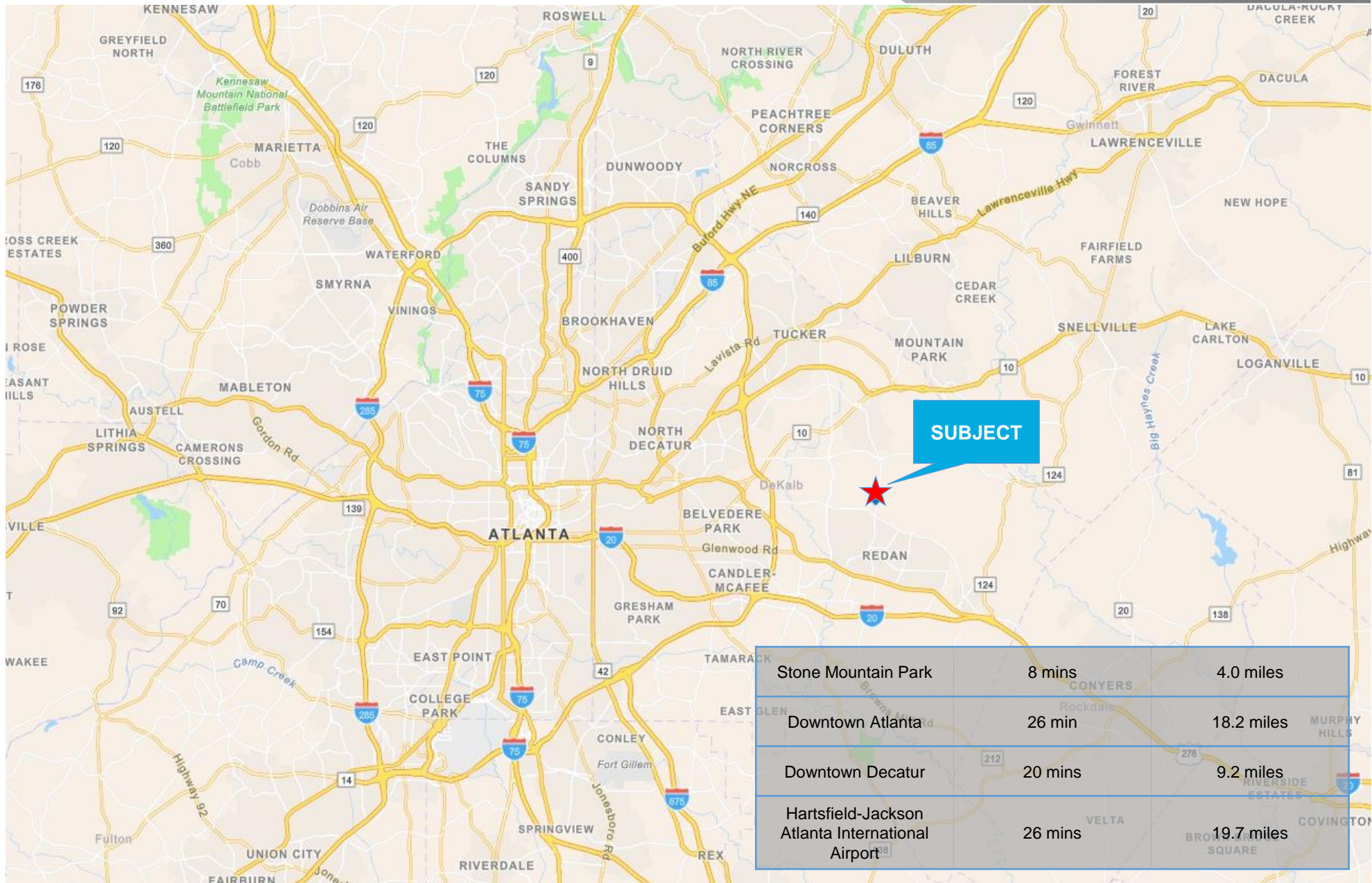


PROPERTY LOCATION



Source: ATL MSA

PROPERTY LOCATION



PROPERTY LOCATION

Stone Mountain Park

Smoke Rise Farms

**S Stone Mountain Lithonia Rd
(25,000 AADT)**

SUBJECT

MARKET OVERVIEW



Source: ATL MSA

DEMOGRAPHIC AND INCOME

DEMOGRAPHIC SUMMARY

1093 Panola Rd, Stone Mountain, Georgia, 30088

Ring of 3 miles

KEY FACTS

81,563

Population



28,728

Households

38.1

Median Age

\$52,846

Median Disposable Income

EDUCATION

7.2%

No High School Diploma



27.9%

High School Graduate



34.3%

Some College/
Associate's Degree

30.6%

Bachelor's/Grad/ Prof Degree

INCOME



\$63,770

Median Household Income



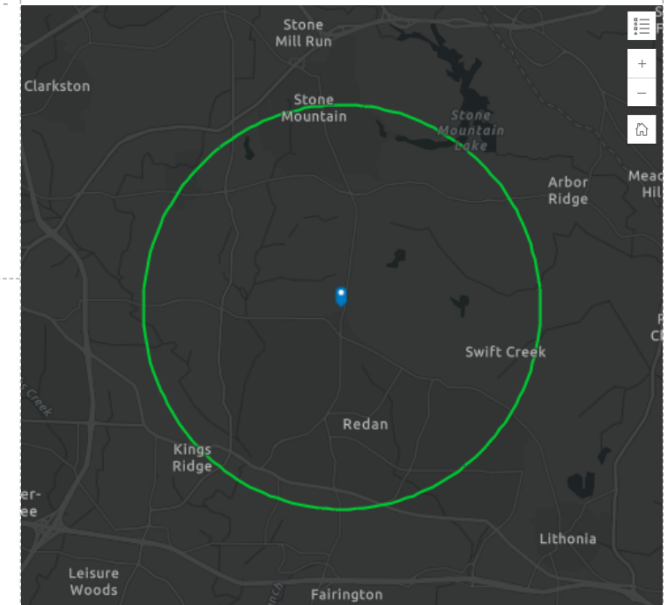
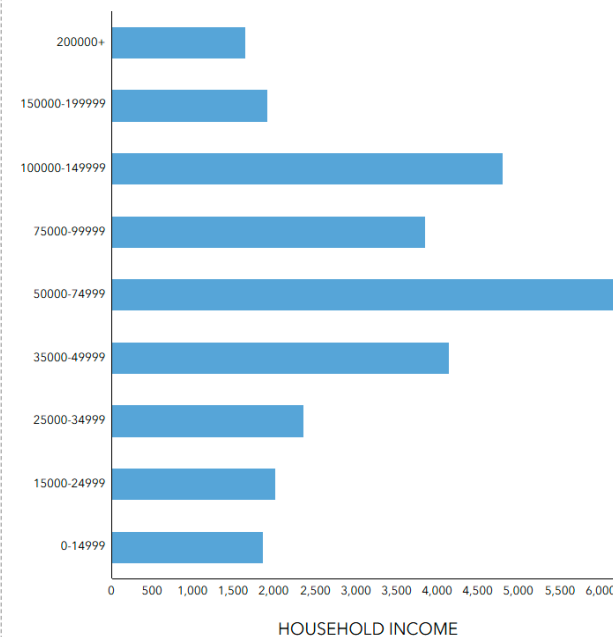
\$30,974

Per Capita Income



\$182,161

Median Net Worth



EMPLOYMENT



61.1%

White Collar



24.7%

Blue Collar



18.5%

Services

6.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Stone Mountain Submarket Summary

Stone Mountain is located in the eastern part of DeKalb County, within the Atlanta metropolitan area. Known for its rich history and natural beauty, the area spans approximately 16.5 square miles. Its location near major highways, including US 78 and I-285, provides easy access to downtown Atlanta and surrounding areas. The MARTA transit system also serves Stone Mountain, offering convenient public transportation for both residents and visitors.

Stone Mountain's population includes a diverse mix of age groups and a growing number of educated professionals, making it an appealing destination for those seeking a balance of suburban comfort and urban convenience.



Highlights:

- **Historical and Cultural Significance** – Home to the iconic Stone Mountain Park, which features the world's largest bas-relief sculpture, historic landmarks, and a wide range of recreational activities.
- **Strong Connectivity** – Easy access to major highways and public transit ensures smooth travel to Atlanta and other key locations.
- **Thriving Community** – A dynamic population made up of young professionals, families, and long-term residents.
- **Education and Workforce** – A significant portion of residents hold college degrees, attracting businesses that value a skilled workforce.
- **Natural Beauty and Recreation** – Abundant green spaces and outdoor activities enhance the area's overall quality of life.

CONTACT FOR MORE INFORMATION



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